

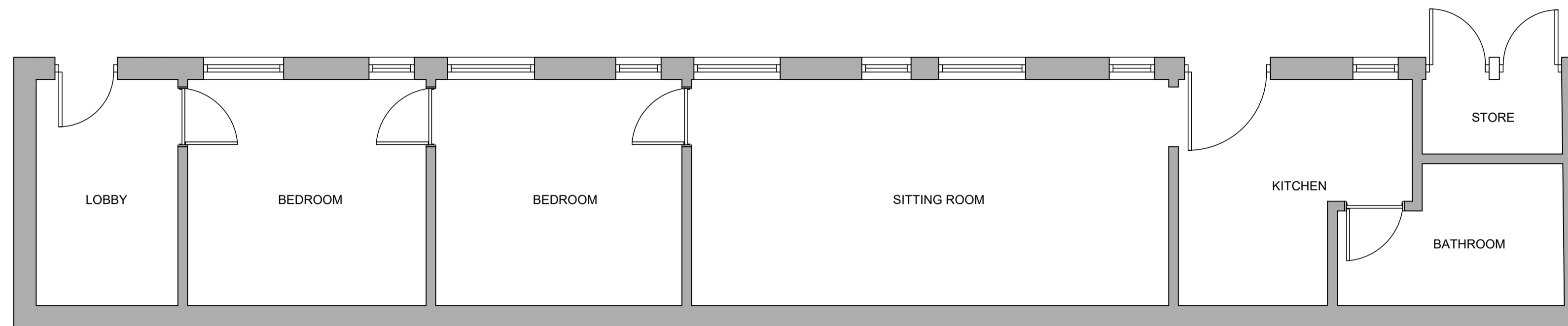
**Domestic alterations under Schedule 2, Part 1, Class A, B and C and Part 14 Class A
of the General Permitted Development Order, 2015 (as amended)**

At New Stables Farm Rushmore Hill Knockholt Sevenoaks Kent TN14 7NS

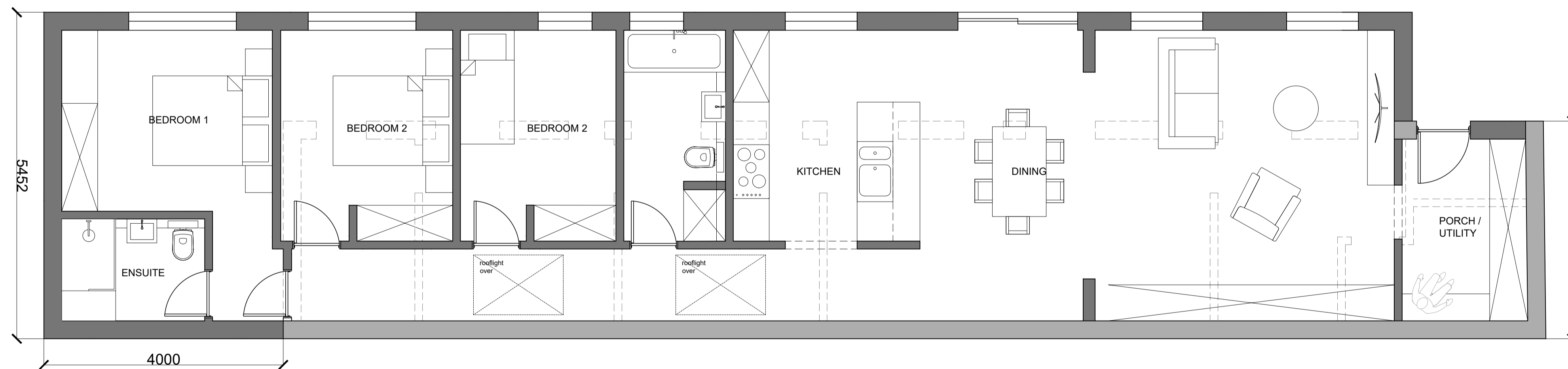
Prior approval application

1) Introduction

- 1.1 This Planning Statement accompanies a prior approval application submitted to Sevenoaks District Council on behalf of Mr & Mrs Cliff. The existing dwelling is known as New Stables Farm, located at Rushmore Hill near Knockholt. The proposal seeks prior approval for the following;
- Side extension to the northern side elevation;
 - Rear elevation to the western elevation;
 - Roof extension to the northern side roof slope;
 - Creation of two rooflights on the southern side roof slope;
 - Installation of three solar panels on the southern side roof slope.
- 1.2 This Statement assesses the scheme in relation to the relevant parts of the General Permitted Development Order (GDPO), 2015 (as amended), as listed below;
- Schedule 2, Part 1, Class A (Enlargement, improvement or alterations);
 - Schedule 2, Part 1, Class B (additions etc. to the roof);
 - Schedule 2, Part 1, Class C (other alterations to the roof);
 - Schedule 2, Part 14, Class A (installation or alteration etc of solar equipment on domestic premises).
- 1.3 The proposed scheme drawings are reproduced overleaf and it is then assessed against each part of the GDPO in turn.



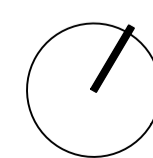
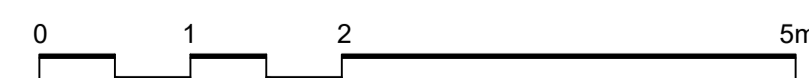
EXISTING PLAN 1:50



PROPOSED PLAN 1:50

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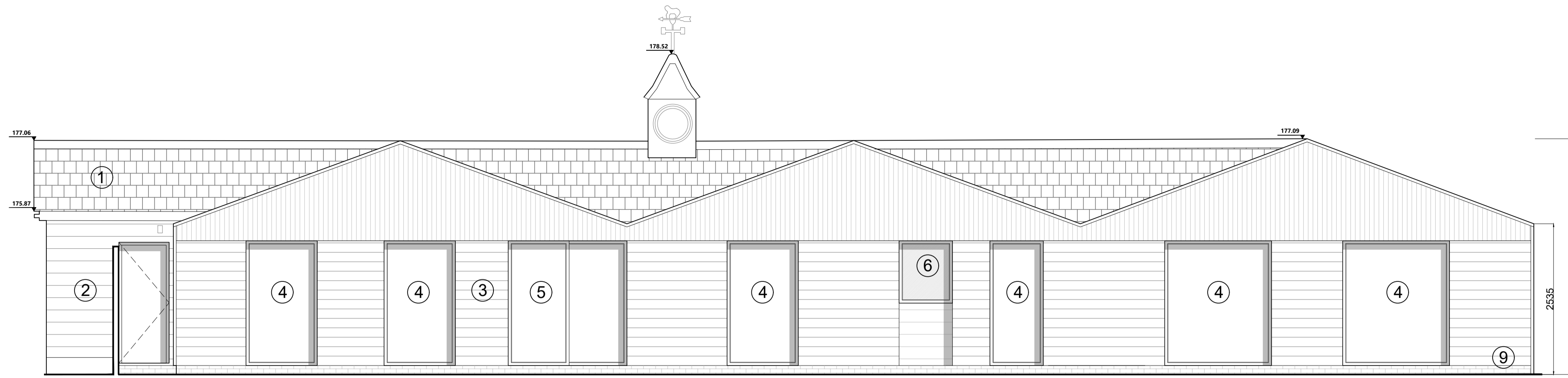
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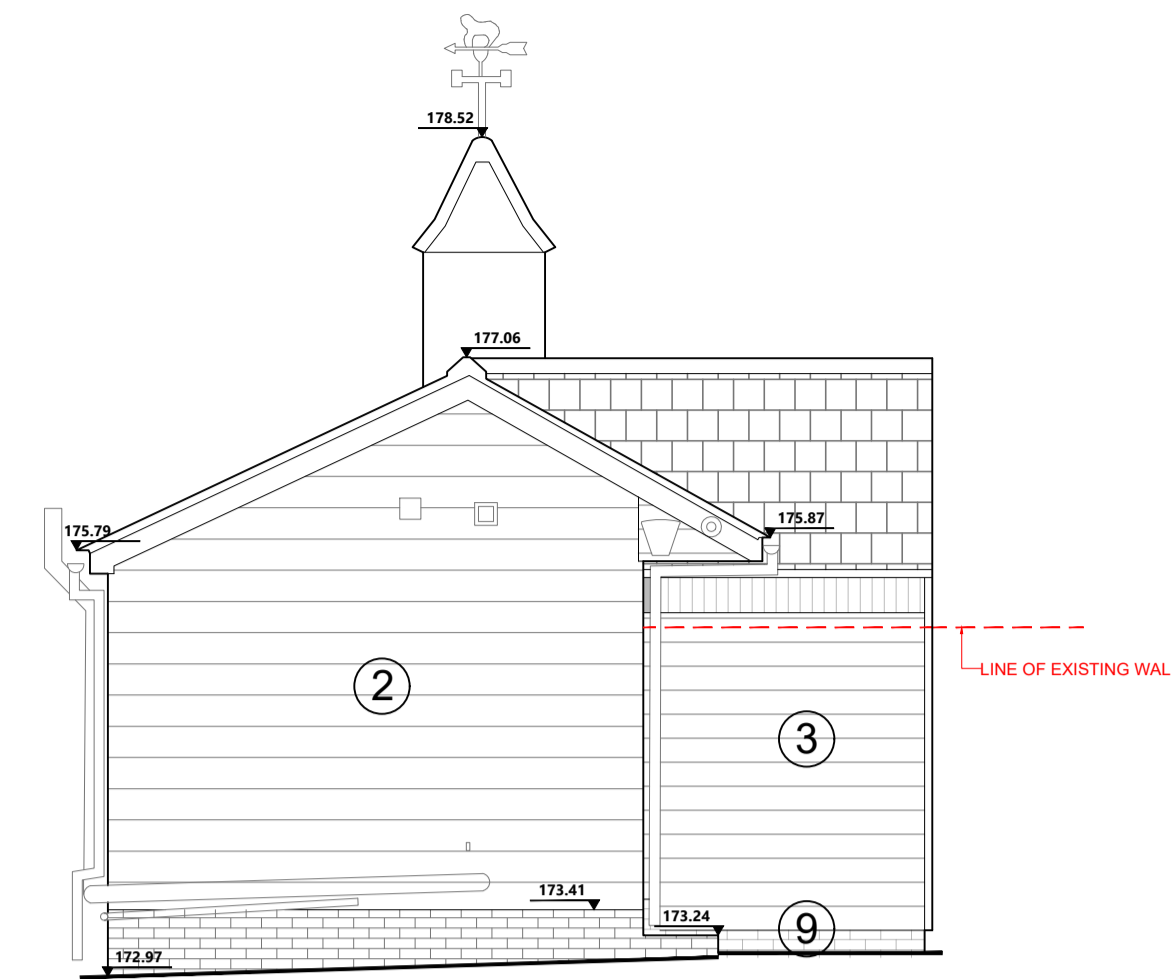
02922-PL-225
Existing and Proposed Plans
Rushmore Hill



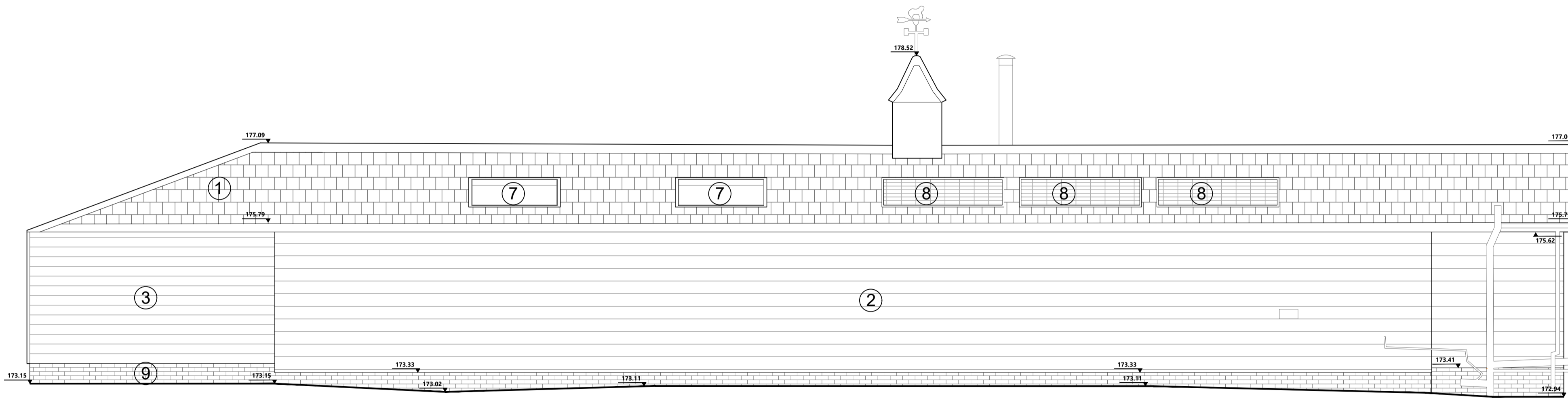
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e studio@rxarchitects.com



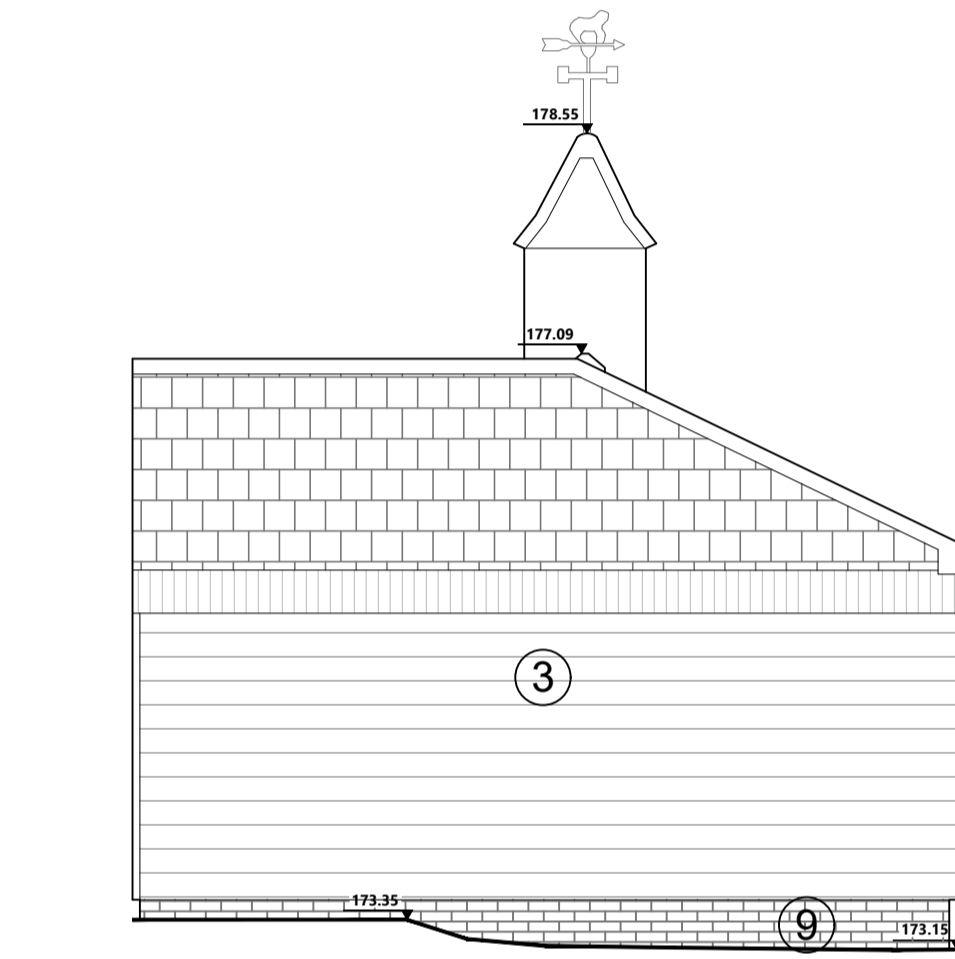
DATUM 172.00M
NORTH ELEVATION



DATUM 172.00M
WEST ELEVATION



DATUM 172.00M
SOUTH ELEVATION



DATUM 172.00M
EAST ELEVATION

Notes:

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Key:

1. New roof tiles to match existing
2. Existing horizontal weatherboard
3. New horizontal timber weatherboard
4. New dark grey aluminium frame windows
5. New dark grey aluminium sliding doors
6. New obscured glazed window
7. New 2 x rooflights
8. New solar panels
9. New brickwork plinth to match existing

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Notes:

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STATUS: Planning
SCALE: 1:50 @ A1

DATE: 10.10.2023

DRAWING NO:
TITLE:

PROJECT:

02922-PL-350 B
Proposed Elevations

Rushmore Hill



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2) Scheme Assessment

Schedule 2, Part 1, Class A (enlargement, improvement or other alteration of a dwellinghouse)

- 2.1 The main part of the prior approval application is for the erection of a single storey side and rear extension, which is covered by Part 1, Class A.
- 2.2 Each relevant criteria is listed below, with an assessment against the scheme provided in red, to demonstrate that each criteria would be met.

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The dwellinghouse was created following a Lawful Development Certificate (no. SE/13/03754/LDCEX) in February 2014, following more than 4 years consecutive use as a dwellinghouse. As such, this use was created outside of the provisions of Classes M, N, P or Q.

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The proposed extension would be significantly less than 50% of the domestic curtilage (excluding the ground area of the original dwellinghouse).

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The ridge height of the extension would be the same as the ridge height of the existing dwelling.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The eaves height of the extension would be the same as the eaves height of the existing dwelling.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

The Government's Householder Technical Guidance defines the principal elevation as the "part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house."

In this case, the eastern elevation faces directly towards Rushmore Hill. It also faces towards the driveway serving the property. While the front door is on the northern elevation, the above definition makes it clear that the 'front of the house' is not necessarily the 'principal elevation'. This is a unique case as the dwellinghouse unit was created via a lawful development certificate and as such, it is not a purpose-built dwelling. Weight should therefore be attached to the elevation that faces both the driveway and the public highway, meaning that the eastern elevation should be considered the principal elevation.

The proposed extension would be off the northern side elevation and the western rear elevation.

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The side elevation does not front the highway.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

This is a detached property and the extension would extend beyond the rear elevation by exactly 4m.

(ii) exceed 4 metres in height;

The extension would be 3.97m in height.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

The extension would be 3.97m in height.

(ii) have more than a single storey, or

The extension would be single storey.

(iii) have a width greater than half the width of the original dwellinghouse; or

The original dwellinghouse has a width of 3.63m and the northern side extension would be 1.81m wide, meaning that the extension extends to 49.86% of the existing dwelling.

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, No.

(ii) the installation, alteration or replacement of a microwave antenna, No.

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, No.

(iv) an alteration to any part of the roof of the dwellinghouse. No.

2.3 Therefore, the scheme would be in line with Schedule 2, Part 1, Class A

Schedule 2, Part 1, Class B (additions etc to the roof of a dwellinghouse)

2.4 The proposal also includes the extension of the northern (side) roof slope), which is covered by Part 1, Class B.

2.5 Each relevant criteria is listed below, with an assessment against the scheme provide in red, to demonstrate that each criteria would be met.

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use) **As above.**

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof **As above.**

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; **As above.**

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or **N/A**

(ii) 50 cubic metres in any other case; **The cubic content would be less than 50 cubic metres.**

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or **As above.**

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; **As above.**

(f) the dwellinghouse is on article 2(3) land **As above.**

2.6 The conditions under Part B.2. (b) (ii) confirms that a roof extension can join the original roof to the roof of a side or rear extension.

2.7 Therefore, the scheme would be in line with Schedule 2, Part 1, Class B.

Schedule 2, Part 1, Class C (other alterations to the roof of a dwellinghouse)

- 2.8 The proposal also includes the installation of two rooflights on the southern side roof slope, which is covered by Part 1, Class C.
- 2.9 Each relevant criteria is listed below, with an assessment against the scheme provide in red, to demonstrate that each criteria would be met.

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

As above.

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof **It would be less than 0.15 metres**

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; **No.**

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, **No.**

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment **This relates solely to the rooflights. See Schedule 2, Part 4, Class A below for the installation of solar panels.**

- 2.10 Therefore, the scheme would be in line with Schedule 2, Part 1, Class C

Schedule 2, Part 14, Class A (installation or alteration etc of solar equipment on domestic premises)

- 2.11 The proposal also includes the installation of two solar panels on the southern side roof slope, which is covered by Part 1, Class C.
- 2.12 Each relevant criteria is listed below, with an assessment against the scheme provide in red, to demonstrate that each criteria would be met.

Permitted development

- A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a)the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope **It would be less than 0.20 metres**

(b)it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney) **No**

(c)in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway **N/A**

(d)the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument **N/A**

(e)the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building **N/A**

- 2.13 Therefore, the scheme would be in line with Schedule 2, Part 14, Class A.

3) Conclusion

- 3.1 Therefore, it has been demonstrated that all of the criteria have been met and as such, this application should be approved.